

VIRGINIA:

IN THE CIRCUIT COURT OF FAUQUIER COUNTY

**FAUQUIER COUNTY
BOARD OF SUPERVISORS,**

Complainant.

v.

IN CHANCERY NO. -00-311

HUNTER B. CHAPMAN, TRUSTEE, et als.

Respondents.

CERTIFICATE OF TITLE

I, Horace E. Herndon, Jr., Certified Title Examiner, certify that I reviewed the Fauquier County land records, and in my opinion **the Estate of John M. Botts and Hunter B. Chapman, Trustee, as to the interest of Ruth Tyler Edwards and Donna Elizabeth Tyler**, is the record owner of the following properties described as:

Parcel #1:

ALL that certain piece or parcel of land bounded as follows: Beginning at a stone corner to R. H. Dodd, thence with his line N 16-½ W 36.7 poles to a cherry tree in Dodd's line and his corner to James Bussy, thence with his line N 65-½ E 22 poles to a stone in Bussy's line, thence S 16-½ E 36.7 poles to a stone in Leland Warren's line, thence with his line S 65-½ W 22 poles to the beginning containing five (5) acres, more or less.

LESS AND EXCEPTING therefrom conveyances to the Commonwealth of Virginia by instruments recorded in Deed Book 127 at Page 250, and in Deed Book 236 at Page 466 among the aforesaid land records, and known as PIN 6889-28-7727-000.

Parcel #2:

ALL that certain piece or parcel of land near Doddville, and bounded as follows: Beginning at a stone in Leland Warren's line, thence with his line S 56-½ W 22 poles to a stone corner to John M. Botts, thence with his line N 16-½ W 36.7 poles to a stone, corner to Botts and is in James Bussey's line, thence with his line

N 65-½ E 22 poles to a stone in Bussey's line, thence S 16-½ E 36.9 poles to the beginning, containing five (5) acres, more or less, and known as PIN 6889-38-0919-000.

Parcel #3:

ALL that certain tract or parcel of land containing sixteen and three-fourths (16-¾) acres, more or less, and being described as follows, to-wit: Beginning at a large oak, corner to Leland Warren; thence with a line S 65-½ W 36.8 poles to a stone in said Warren's line and his corner to the land sold Arthur Holmes' widow and children; thence with his line N 16-½ E 36.7 poles to a stone corner to said Holmes and is in James Bussey's line; thence with his line N 65-½ E ____ poles to a stone corner to said Bussey; thence S 25-½ E 32.4 poles to the beginning containing sixteen and three-fourths acres, more or less.

LESS AND EXCEPT therefrom a parcel conveyed to the Commonwealth of Virginia for highway purposes by instrument recorded Deed Book 410 at Page 793, and known as PIN 6889-48-0842-000.

As contained in the attached Title Reports, all liens affecting title and recorded among the Fauquier County land records, including Fauquier County tax liens, are described as follows:

1. Fauquier County real estate taxes 1989 to present.
2. The Fauquier Hospital, Inc. holds a judgment lien against the interest of Donna E. Tyler by judgment for \$1,087.04, with 8% interest from October 25, 1984 to May 22, 1985, and 12% interest thereafter until paid, 18% attorney's fees and costs, docketed June 27, 1985 in JLD 14 at page 655.
3. Neurology Limited holds a judgment lien against the interest of Martha E. Tyler, by judgment for \$200.00, with 9% interest from February 19, 1992 and \$18.00 costs, docketed February 10, 1993 in JLD 93 at page 172. Neurology Limited's corporate status was terminated by the State Corporation Commission of the Commonwealth of Virginia on September 1, 1997, for failure to file an annual return.
4. Credit Acceptance Corp. holds a judgment lien against the interest of Martha E. Tyler by judgment for \$3,536.32, with 20% interest from January 28, 1998, to October 28, 1998

and then 9% interest until paid, \$30.00 court costs and \$530.45 attorney's fees docketed December 8, 1998 in JLD 98 at page 1417.

5. That an Affidavit filed by Rosa A. Tyler, daughter of Martha A. Tyler, indicates that the judgments as set forth in Paragraphs 3 and 4 are not those of Martha A. Tyler, a party in this suit .

6. The Commonwealth of Virginia holds a judgment lien against the interest of Terry Lee Smith by judgment for \$1,427.13, for costs in a felony, docketed June 5, 1989 and January 27, 1994 in JLD 13 at page 193.

7. The Commonwealth of Virginia holds a judgment lien against the interest of Terry Lee Smith by judgment for \$559.00, for costs in a felony, docketed April 24, 1991 and January 18, 1994 in JLD 13 at page 218.

8. The Commonwealth of Virginia, Department of Social Services holds a judgment lien against the interest of Randolph Tyler by judgment for \$2,292.50, with interest and costs from March 1, 1982, docketed March 3 1988 in JLD 15 at page 520.

9. The Fauquier Hospital, Inc. holds a judgment lien against the interest of Gloria Jean Kenny by judgment for \$1,643.30, with 18% interest from December 17, 1988, 30% attorney's fees and costs, docketed September 29, 1989 in JLD 16 at page 187.

10. The Fauquier County Water & Sanitation Authority holds a judgment lien against the interest of Gloria Kenny by judgment for \$230.62, with court costs, docketed September 11, 1996 in JLD 96 at page 952.

11. Linda I. Dodge holds a judgment lien against the interest of Marie Eugenia Tyler by judgment for \$1,455.79, with 9% interest from October 21, 1998, with court costs, docketed March 17, 1999 in JLD 99 at page 241.

12. Winchester Medical Center holds a judgment lien against the interest of Terry E. Smith by judgment for \$339.50, with 9% interest from September 23, 1999, court costs of \$49.00, docketed October 18, 1999 in JLD 99 at page 942.

13. Tammy Jo Price holds a judgment lien against the interest of Frederick Bell and Anna Bell by judgment for \$851.75, with 9% interest from January 16, 2002, court costs of \$42.00, docketed March 7, 2002 in JLD 02 at page 288.

14. Portfolio Recovery holds a judgment lien against the interest of Marie Tyler by judgment for \$3,615.40, with 8% interest, court costs of \$36.00, docketed June 16, 2003 in JLD 03 at page 805.

15. The Commonwealth of Virginia holds a judgment lien against the interest of John Robert Tyler, Jr. by judgment for \$518.00 for criminal court costs, docketed October 25, 2000 in JLD 00 at page 1027.

16. The Commonwealth of Virginia holds a judgment lien against the interest of John Robert Tyler, Jr. by judgment for \$1,044.00 for criminal court costs, docketed April 23, 2002, in JLD 02 at page 545.

I further certify that I personally prepared the attached Title Reports based on my review of the Fauquier County land records. The effective date of the Title Report is as follows:

Parcel #1: PIN 6889-28-7727-000 is November 9, 1998; and updated through April 5, 2005.

Parcel #2: PIN 6889-38-0919-000 is May 1, 2000, and updated through April 5, 2005.

Parcel #3: PIN 6889-38-0919-000 is May 1, 2000, and updated through April 5, 2005.

Date: _____

Horace E. Herndon, Jr.
Certified Title Examiner

COMMONWEALTH OF VIRGINIA:
COUNTY OF FAUQUIER, to wit

SUBSCRIBED, ACKNOWLEDGED AND SWORN to before me, the undersigned
Notary Public, in and for the County of Fauquier, in the Commonwealth of Virginia, this ____
day of _____, 2005.

Notary Public

My Commission expires:
